

RESOLUTION 20-14

Testimony

MISC. COM. 97

BUDGET

SAND ISLAND BUSINESS ASSOCIATION
REAL PROPERTY TAXES 2018-2019

	TMK	2018 RPT	2019 RPT	RPT INCREASE	
1	150412530000	17,646.44	29,188.36	11,541.92	65.41%
2	150412550000	11,594.00	16,738.76	5,144.76	44.37%
3	150410820000	36,048.04	48,209.96	12,161.92	33.74%
4	150413220000	300.00	300.00	0.00	0.00%
5	150411270000	26,134.24	36,630.84	10,496.60	40.16%
6	150410800000	49,617.36	74,587.24	24,969.88	50.32%
7	150410140000	34,687.76	48,271.96	13,584.20	39.16%
8	150412590000	20,869.20	24,552.00	3,682.80	17.65%
9	150412800000	29,235.48	34,610.88	5,375.40	18.39%
10	150412640000	10,128.32	13,811.12	3,682.80	36.36%
11	150410650000	16,151.00	19,635.40	3,484.40	21.57%
12	150410370000	98,055.48	132,939.16	34,883.68	35.58%
13	150410310000	27,172.12	35,094.48	7,922.36	29.16%
14	150412810000	45,712.60	60,109.00	14,396.40	31.49%
15	150411080000	105,197.88	130,791.48	25,593.60	24.33%
16	150410990000	21,564.84	28,368.72	6,803.88	31.55%
17	150412970000	26,116.88	38,714.04	12,597.16	48.23%
18	150413120000	13,214.68	16,978.08	3,763.40	28.48%
19	150413000000	10,128.32	13,811.12	3,682.80	36.36%
20	150411010000	15,214.80	19,671.36	4,456.56	29.29%
21	150410170000	14,253.80	18,356.96	4,103.16	28.79%
22	150410640000	12,871.20	16,944.60	4,073.40	31.65%
23	150410610000	38,950.88	50,686.24	11,735.36	30.13%
24	150411210000	41,323.00	53,416.72	12,093.72	29.27%
25	150410590000	17,209.96	28,087.24	10,877.28	63.20%
26	150411330000	37,162.80	41,723.52	4,560.72	12.27%
27	150410980000	25,422.48	30,760.68	5,338.20	21.00%
28	150412820000	18,353.24	24,223.40	5,870.16	31.98%
29	150412570000	16,617.24	21,449.52	4,832.28	29.08%
30	150413370000	10,411.04	14,319.52	3,908.48	37.54%
31	150411410000	36,903.64	44,078.28	7,174.64	19.44%
32	150413380000	23,744.76	31,726.64	7,981.88	33.62%
33	150410960000	27,948.36	37,909.28	9,960.92	35.64%
34	150412870000	22,688.28	27,437.48	4,749.20	20.93%
35	150411620000	17,825.00	29,554.16	11,729.16	65.80%
36	150413100000	21,577.24	25,787.04	4,209.80	19.51%
37	150411740000	25,902.36	33,215.88	7,313.52	28.23%
38	150412830000	26,981.16	35,213.52	8,232.36	30.51%
39	150410230000	12,010.64	17,591.88	5,581.24	46.47%
40	150411400000	41,887.20	50,046.40	8,159.20	19.48%
41	150410880000	21,094.88	27,965.72	6,870.84	32.57%

42	150411710000	23,106.16	27,752.44	4,646.28	20.11%
43	150411000000	40,876.60	45,558.84	4,682.24	11.45%
44	150410190000	24,000.20	27,939.68	3,939.48	16.41%
45	150410860000	18,768.64	25,830.44	7,061.80	37.63%
46	150412950000	13,678.44	17,577.00	3,898.56	28.50%
47	150410260000	19,515.12	26,301.64	6,786.52	34.78%
48	150410940000	14,976.72	18,807.08	3,830.36	25.58%
49	150411920000	12,698.84	16,412.64	3,713.80	29.25%
50	150412480000	30,706.12	41,613.16	10,907.04	35.52%
51	150410270000	43,268.56	52,572.28	9,303.72	21.50%
52	150411190000	17,962.64	24,238.28	6,275.64	34.94%
53	150413020000	14,726.24	20,500.92	5,774.68	39.21%
54	150410460000	23,553.80	30,930.56	7,376.76	31.32%
55	150410390000	28,093.44	36,454.76	8,361.32	29.76%
56	150412680000	54,194.20	71,866.68	17,672.48	32.61%
57	150411990000	32,729.80	36,810.64	4,080.84	12.47%
58	150412900000	14,509.24	18,374.32	3,865.08	26.64%
59	150412910000	14,219.08	17,956.44	3,737.36	26.28%
60	150412880000	21,097.36	30,129.52	9,032.16	42.81%
61	150412670000	26,653.80	37,625.32	10,971.52	41.16%
62	150412980000	13,775.16	17,510.04	3,734.88	27.11%
63	150413110000	10,912.00	15,345.00	4,433.00	40.63%
64	150412940000	10,230.00	13,950.00	3,720.00	36.36%
65	150412500000	7,406.52	10,380.04	2,973.52	40.15%
66	150412510000	18,551.64	27,821.88	9,270.24	49.97%
67	150413280000	25,901.12	31,965.96	6,064.84	23.42%
68	150412520000	27,860.32	33,374.60	5,514.28	19.79%
69	150413050000	10,552.40	15,865.80	5,313.40	50.35%
70	150410970000	23,708.80	29,237.96	5,529.16	23.32%
71	150410950000	13,258.08	19,414.68	6,156.60	46.44%
72	150413420000	12,031.72	17,704.72	5,673.00	47.15%
73	150413030000	54,794.36	69,437.52	14,643.16	26.72%
74	150411280000	16,881.36	20,714.20	3,832.84	22.70%
75	150410930000	DLNR	DLNR	N/A	
76	150413010000	12,290.88	18,164.76	5,873.88	47.79%
77	150411980000	35,921.56	41,161.80	5,240.24	14.59%
78	150412850000	16,122.48	26,002.80	9,880.32	61.28%
79	150410910000	13,896.68	21,366.44	7,469.76	53.75%
80	150411030000	87,064.12	129,485.76	42,421.64	48.72%
81	150410250000	22,013.72	26,446.72	4,433.00	20.14%
82	150410400000	21,396.20	25,359.24	3,963.04	18.52%
83	150412620000	48,186.40	60,256.56	12,070.16	25.05%
84	150412690000	35,809.96	42,623.76	6,813.80	19.03%
85	150412780000	14,085.16	20,326.08	6,240.92	44.31%
86	150412560000	11,935.00	17,438.12	5,503.12	46.11%
87	150412770000	43,541.36	51,685.68	8,144.32	18.70%
88	150413390000	12,515.32	16,691.64	4,176.32	33.37%

89	15041260000	69,299.88	94,289.60	24,989.72	36.06%
90	150412750000	68,940.28	94,280.92	25,340.64	36.76%
91	150411540000	27,076.64	31,109.12	4,032.48	14.89%
92	150412700000	28,155.44	35,899.24	7,743.80	27.50%
93	150412710000	31,035.96	40,060.68	9,024.72	29.08%
94	150412720000	19,682.52	33,534.56	13,852.04	70.38%
95	150411780000	46,714.52	59,151.72	12,437.20	26.62%
96	150413150000	29,963.36	40,422.76	10,459.40	34.91%
97	150411070000	52,471.84	80,110.20	27,638.36	52.67%
98	150410340000	28,578.28	37,627.80	9,049.52	31.67%
99	150413260000	28,208.76	40,758.80	12,550.04	44.49%
100	150411530000	24,811.16	32,830.24	8,019.08	32.32%
101	150410660000	20,665.84	31,978.36	11,312.52	54.74%
102	150411570000	61,748.28	74,556.24	12,807.96	20.74%
103	150412730000	29,714.12	39,506.40	9,792.28	32.95%
104	150412990000	16,592.44	24,098.16	7,505.72	45.24%
105	150412610000	22,974.72	28,129.40	5,154.68	22.44%
106	150413400000	23,351.68	31,224.44	7,872.76	33.71%
107	150413410000	14,185.60	21,104.80	6,919.20	48.78%
108	150412740000	26,894.36	37,777.84	10,883.48	40.47%
109	150410830000	26,314.04	34,925.84	8,611.80	32.73%
110	150411720000	18,705.40	26,543.44	7,838.04	41.90%
111	150413250000	40,158.64	49,888.92	9,730.28	24.23%
112	150413190000	18,177.16	25,444.80	7,267.64	39.98%
113	150410770000	38,019.64	55,362.28	17,342.64	45.61%
					3733.01%
Average for 111					33.63%

\$930,000

History

Sand Island was known as Quarantine Island during the nineteenth century when it was used to quarantine ships believed to carry contagious passengers from foreign countries.

During World War II, Sand Island was used as an Army internment camp to house Japanese Americans as well as expatriates from Germany, Italy and other Axis countries living in Hawaii. The camp opened in December 1941, soon after the Japanese attack on Pearl Harbor and the subsequent mass arrests of civilians accused, often without evidence of espionage. Over 600 Hawaiian residents, many of them U.S. citizens would pass through Sand Island before it was closed in March 1943.

Overview

The Sand Island Area consists of approximately 490 acres. Today, Sand Island uses consists of an assortment of industrial facilities, a U.S Coast Guard Base, an expanding wastewater treatment facility, shipping transit transfer facilities and the Sand Island State Recreation Area.

Sand Island Industrial Subdivision

The Sand Island Industrial Park Subdivision contains a gross site area of approximately 73 acres with a net rentable area of approximately 60 acres. The Park was originally developed without county standard infrastructure services or roadways. Approximately 112 tenants were on month-to-month revocable permits since the early 1960's. A majority of the current tenant structures at that time were constructed without building permits and were not up to County standards. The appraiser experienced the transition of the Sand Island Industrial Subdivision over the past 45 years, as streets were unimproved dirt roads that frequently flooded and electrical utilities draped from poles that created health and safety issues. This industrial area was the least desirable industrial neighborhood in Honolulu.

Infrastructure Improvements

Due to the negative elevation, the entire industrial park had to be built-up 3 to 4 feet, in order to avoid flooding and remedy the drainage and sewer back-ups. The infrastructure improvements for Sand Island Industrial Park are completed. According to preliminary plans and specifications as depicted upon the site and utility plan that was prepared by Community Planning, Inc. (dated September 3, 1992) the infrastructure improvements include, but are not limited to: County standard, asphalt paved roadways; concrete curbs, gutters and sidewalks; underground electricity and phone services; public sewer and a waste water pump station; water; fire hydrants; street lights; front yard planting strips between the curb and sidewalk improved with trees and ground cover; and an interior drainage system capable of providing adequate drainage for all lots within the subdivision.

The direct construction cost for the infrastructure improvements was approximately \$44,000,000. As of the date of the appraisal the special assessments to each sub-lessee have been paid. Each sub-lessee is assessed a monthly administrative fee that is adjusted each year. Many sub-lessees have expressed difficulty in recovering the improvement assessments and the increasing real property taxes.

Physical Environment

Sand Island is mainly reclaimed land created by deposition of material from dredging first in Honolulu Harbor and later in Keehi Lagoon. The present land is relatively flat rising from sea level to an elevation of about eight feet.

Surface and substrata soils of Sand Island consist of fill material from port dredging. The fill material is characterized by silty sand and coral gravel, which has high porosity and permeability. The conditions of the landfill vary due to the incremental formation of Sand Island. On older sections, some topsoil has evolved or accumulated from dumping activity and is sustaining vegetation. Topsoil has been placed on the State Park grounds for landscaping purposes.

Climate conditions for Sand Island are characterized by abundant sunshine and mostly northeasterly trade winds. The odor of the Sewage Treatment Plant next to the industrial park negatively impacts the park during minority southerly winds. Homeless encampments have been an ongoing issue on the State Park Lands that boarder the industrial park.

Utilities

All utilities, including telephone, electricity, water and sewage connections are available to the subject neighborhood. The infrastructure improvements for the Sand Island Industrial Park Subdivision include hook-up to County standard services.

Existing Roadways and Infrastructure

Sand Island Access Road connects to Sand Island Parkway Road via Nimitz Highway. Sand Island Parkway is the single access to Sand Island Industrial Park and Nimitz Highway is approximately .75 mile west.

Sand Island Access Road

A four-lane, asphalt-paved, divided thoroughfare beginning at its intersection with Nimitz Highway northwest of the subject property. As Sand Island Access Road travels southeast toward the subject, it becomes Sand Island Parkway Road.

Sand Island Parkway Road

Sand Island Parkway Road extends from the drawbridge at the entrance to Sand Island and extends to the State Park at the end of the island. The area near the Sewer Treatment facility to the entrance of Sand Island State Park was recently improved and is a four-lane, divided asphalt paved roadway (two lanes each direction).

Nimitz Highway

A two-directional, asphalt-paved, divided thoroughfare primarily containing six lanes. Generally improved with sidewalks, curbs, and gutters, Nimitz Highway connects the Airport area with the Central Business District.

OPPOSE

RESOLUTION 20-14 REAL PROPERTY TAX RELIEF FOR TENANTS
OF SAND ISLAND BUSINESS ASSOCIATION.

REASONS

- ① HAWAII IS STILL A KINGDOM AND IS RECOGNIZE BY FOUR NATIONS UNITED STATES / UNITED KINGDOM ENGLAND / FRANCE / SPAIN / AND UNITED NATIONS PLAYS A PART. LAW PROFESSOR ALFRED M. DEZAYAS.
- ② EVERYBODY IN HAWAII MUST OBEY THE CONSTITUTION RULE AND LAW. AND NOBODY CAN PUT THEMSELVES ABOVE THE RULE AND LAW.
- ③ THE ORIGINAL LAND TITLE FOR SAND ISLAND IS HAWAIIAN HOMESTED OR HAWAIIAN HOMELAND IT WAS CHANGE BY GOVERNOR ARIYOSHI TIME TO STATE PARK THEN BUSINESS ASSOCIATION PARK. NO ONE CAN OWN ALODIO TITLE LANDS IN HAWAII BECAUSE IT IS PRIVATE PROPERTY FOREVER.
- ④ THE HAWAII SUPREME COURT STATED 1966 AND DOCUMENTED NO FOREIGNERS CAN OWN LANDS IN ALL OF HAWAII. MOST IMPORTANTLY OUR CROWN LANDS / CEDED LANDS / ROYAL PATENT LANDS.

SIGN KONDHIKI

20 FEB 5 PM 7:45 GOVERNOR, HI

20 FEB 5 PM 7:57 CITY CLERK

C.C.

Konohiki—Land Agent Certificate

Hawaiian Kingdom

This certificate is presented to

Roy Nakamura

*In Recognition for the services of taking care of our Royal Families/Family
Royal Lands and Properties assignments*

Roy Nakamura

Signature

1-24-2020

Date

Amelia Jo

Signature

1-24-2020

Date



Hawaiian Kingdom

20 FEB 5 PM 7:45 GILBERT, HI